

CITY COMMISSION MINUTES

September 2, 2008

7:00 p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, September 2, 2008 with Mayor Mick Wunder presiding.

The following members of the Commission were present: Terry Heldstab, Mike Rhodes, Ken Talley, Jack Taylor and Mick Wunder. Staff present was: City Manager Rod Barnes, Assistant City Manager Mike Guinn, City Engineer Christina Cook, City Clerk Tricia Gowen, and City Attorney Catherine Logan.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Consent Agenda. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried. The Consent Agenda consisted of the following:

- a. Approval of the **August 19, 2008**, City Commission meeting minutes.
- b. Approval of the **August 14, 2008**, Special City Commission meeting minutes.
- c. The consideration of **Appropriation Ordinance** dated August 14, 2008, through August 27, 2008, in the amount of \$1,893,264.87.
- d. The consideration and approval of **Ordinance S-3023** to rezone property generally located at Lot 1, Block 1, Village at Freedom Place, portion of right-of-way a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition from Service Commercial (CS) District to General Commercial (CG) District. (MPC unanimously voted for approval of rezoning) **(Final Reading)**
- e. The consideration and approval of **Ordinance S-3024** to rezone property generally located at Lot 1, Block 2, a replat of Commonwealth Addition from Service Commercial (CS) District to General Commercial (CG) District. (MPC unanimously voted for approval of rezoning) **(Final Reading)**
- f. The consideration and approval of **Pay Request** by F&R Mowing for mowing of City property and blights through the week of August 11, 2008, in the amount of \$14,215.03.
- g. The consideration and approval of **Grant of Temporary Construction Easement and Dedication of Right-of-Way and Offer** for Kenneth and Reva Fincher, for the Spring Valley Road Corridor Improvements, in the amount of \$1,800.00.
- h. The consideration and approval of **Pay Request #10** by Walters-Morgan for construction services through August 20, 2008, for Drainage Ditch Improvements Project, in an amount of \$380,545.50. (KDOT will reimburse 75% which is \$285,409.12) and consideration and approval of **13 calendar days** (nine work days) for weather related delays.

- i. The consideration and approval of **Grant of Construction Easement, Donation of Right-of-Way and Offer** for Doyle and Sharolyn Rushing, for the Spring Valley Road Improvements, in the amount of \$1,000.00.
- j. The consideration and approval of **Pay Request #2 (Final)** by J&K Contracting for services through August 21, 2008, for Buffalo Soldier Sidewalk Improvements, in the amount of \$28,883.47. (Project is 100% complete.)
- k. The consideration and approval of **Payroll # 16, #17 and #18**, for the month of August, 2008, in the amounts of \$230,100.53 (#16- August 1, 2008); \$224,553.18 (#17- August 15, 2008); and \$234,054.31 (#18- August 29, 2008).

APPOINTMENTS

- a. The consideration and approval of Mr. Brandt Bish to the Golf Advisory Board for a term of three (3) years beginning September 11, 2008, and ending September 30, 2011. Commissioner Rhodes moved, seconded by Commissioner Talley to approve Mr. Brandt Bish to the Golf Advisory Board for a term of three (3) years beginning September 11, 2008 and ending September 30, 2011. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- b. The consideration and approval of Mr. Roland Waechter to the Golf Advisory Board for a term of three (3) years beginning September 11, 2008, and ending September 30, 2011. Commissioner Talley moved, seconded by Commissioner Taylor to approve Mr. Roland Waechter to the Golf Advisory Board for a term of three (3) years beginning September 11, 2008 and ending September 30, 2011. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

SPECIAL PRESENTATIONS

- a. A special presentation of National Assisted Living Week Proclamation. Mayor Wunder read and signed the National Assisted Living Week Proclamation which proclaims the week of September 7-13, 2008 as National Assisted Living Week in Junction City, Kansas. Mayor Wunder urged all citizens to visit friends and loved ones who reside at Sterling House of Junction City where they have Personalized Assisted Living to respect our resident's individualized preference.
- b. A special presentation of National Alcohol and Drug Addiction Recovery Proclamation. Mayor Wunder read and signed the National Alcohol and Drug Addiction Recovery Proclamation which proclaims the month of September 2008 as National Alcohol and Drug Addiction Recovery month. Ms. Shelly Canaan accepted the proclamation from Mayor Wunder.

PUBLIC HEARINGS

- a. Mayor Wunder opened the **Public Hearing** on De-annexation of certain land (which includes property belonging to Geary County, VFW Post 8773, Ronald and Sherri Strauss and Featherfield Farms, LLC) from the boundaries of the City of Junction City. City Attorney, Katie Logan, stated that the original annexation included these properties for the Smoky Hill Marketplace that is indefinitely on hold. Mayor Wunder closed the public hearing.

1. The consideration and approval of **Ordinance S-3025** excluding and de-annexing certain land from the City of Junction City (**First Reading**). Commissioner Rhodes moved seconded by Commissioner Talley to approve Ordinance S-3025 excluding and de-annexing certain land from the City of Junction City (First Reading). Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- b. Mayor Wunder opened the **Public Hearing** regarding application of Kansas Public Water Supply Fund Loan, in an amount not to exceed \$2,884,511.00. City Engineer, Christina Cook, informed the Commission that this is for the construction and engineer design for Well #18. This includes the pump starter upgrades. This will replace Well #10 which is approximately three years behind in the replacement. The project will be bid. A work session with Burns & McDonald will be scheduled in the near future. The Commission asked for this project to be included in the work session. Mr. Mark Sanders commented on the amount of long term debt that the City is incurring and asked why there are not available funds in the water and sewer funds for this project instead of seeking new funding. City Manager, Rod Barnes, stated that this project is funded through the water and sewer fund. This is an application process in which the City is competing against other municipalities. Mayor Wunder closed the public hearing.
1. The consideration and approval of **R-2484** for the application of Kansas Public Water Supply Fund Loan, in an amount not to exceed \$2,884,511.00. Commissioner Rhodes moved, seconded by Commissioner Talley to approve R-2484 for the application of Kansas Public Water Supply Fund Load in an amount not to exceed \$2,884,511.00. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one. Commissioner Taylor stated that he voted against this motion because he is opposed to any more additional debt at this time.

UNFINISHED BUSINESS

- a. The consideration and approval of **R-2464** authorizing and directing the sale of and delivery of General Obligation Bonds, Series DS (Bartell Parking lot). (Previously authorized by Ordinance S-3006 for issuance of bonds at August 19, 2008, Commission meeting.) Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve R-2464 authorizing and directing the sale and delivery of General Obligation Bonds, Series DS (Bartell parking lot). Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

NEW BUSINESS

- a. The consideration and approval of **Award of Contract** to Ebert Construction Company for street improvements to Spring Valley Road-Fox Sparrow Court to Sutter Woods Road, in an amount not to exceed \$1,704,771.98. City Engineer, Christina Cook, informed the Commission that five bids were received. The Engineer's estimate for this project was \$1,993,049.00. The low bid from Ebert Construction Company for the concrete alternate was lower than the asphalt bid. City Manager, Rod Barnes, stated that this project is financed through the Revolving Loan Fund and the repayment is budgeted in the 2009 budget. Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve the Award of Contract to Ebert Construction Company for street improvements to Spring Valley Road – Fox Sparrow Court to Sutter Woods Road, in an amount not to exceed \$1,704,771.98 (concrete alternate). Ayes: Heldstab, Rhodes, Wunder. Nays: Talley, Taylor. Motion carried three to two. Commissioner Taylor stated that he voted against this motion because his is opposed to any more additional debt at this time.

- b. The consideration and approval of **Letter of Agreement** with Kaw Valley Engineering for construction management and observation for street improvements to Spring Valley Road—Fox Sparrow Court to Sutter Woods Road, in an amount not to exceed \$88,600.00. Commissioner Talley moved, seconded by Commissioner Heldstab to table this action so that bid proposals can be sought from engineering firms for the construction management and observation services. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- c. The consideration and approval of **Award of Contract** to Dave's Electric, Inc., for on-call electrical services to the City. City Engineer, Christina Cook, stated the one bid had been received. The charge is \$52.00 per hour. The contract specifies that calls for service received before 2 p.m. will be addressed the same day. Calls for service after 2 p.m. will be addressed the next day unless the situation is deemed an emergency by City staff. Commissioner Talley moved, seconded by Commissioner Heldstab to approve the Award of Contract to Dave's Electric, Inc. for on-call electrical services to the City. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- d. The consideration and approval of **R-2493** endorsing transportation improvements and enactment by Kansas Legislature of a new state-wide comprehensive transportation program. City Engineer, Christina Cook, stated that this is a resolution of support to have projected reviewed to be considered for KDOT funding. There is no guarantee that the projects submitted will be approved. Commissioner Talley moved, seconded by Commissioner Rhodes to approve R-2493 endorsing transportation improvements and enactment by Kansas Legislature of a new state-wide comprehensive transportation program. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- e. The consideration and approval of the following **Resolutions** establishing a public hearing date of November 4, 2008, for consideration of annexation of land to the City of Junction City. City Engineer, Christina Cook, informed the Commission that these annexations are an attempt to square up the City's boundaries and include areas that are already surround by existing City boundaries. This will better enable law enforcement and fire/ambulance services to render aid without trying to decide if the area is within City bounds.
1. **R-2494** – land generally located North of I-70 and West of Gunner Road. Commissioner Talley moved, seconded by Commissioner Taylor to approve R-2494 to establish a public hearing date of November 4, 2008 for consideration of annexation of land generally located North of I-70 and West of Gunner Road. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
 2. **R-2495** – land generally located East of Dakota Lane and South of Liberty Hall Road. City Engineer, Christina Cook, informed the Commission that a body shop is located on this property and is currently zoned properly. Commissioner Taylor asked if this would have to be reviewed and possibly rezoned. City Attorney, Katie Logan, stated that the property can not be rezoned until it is annexed into the City. The existing usage is grandfathered. Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve R-2495 to establish a public hearing date of November 4, 2008 for consideration of annexation of land generally located East of Dakota Lane and South of Liberty Hall Road. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

3. **R-2496** – land generally located West of Spring Valley Road and North of Fox Sparrow Court. City Engineer, Christina Cook, informed the Commission that this property contains one home with approximately five acres and is completely surrounded by City bounds. Commissioner Rhodes moved, seconded by Commissioner Talley to approve R-2496 to establish a public hearing date of November 4, 2008 for consideration of annexation of land generally located West of Spring Valley Road and North of Fox Sparrow Court. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
4. **R-2497** – land generally located West of Custer Road, North of 18th Street and South of Thompson Drive. City Engineer, Christina Cook, informed the Commission that this area contains two properties (Ehlers and Davis-McGuire) and is completely surrounded by City bounds. Commissioner Talley moved, seconded by Commissioner Heldstab to approve R-2497 to establish a public hearing date of November 4, 2008 for consideration of annexation of land generally located West of Custer Road, North of 18th Street and South of Thompson Drive. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
5. **R-2498** – land generally located East of Elmdale and South of Hwy K-57. Commissioner Talley moved, seconded by Commissioner Rhodes to approve R-2498 to establish a public hearing date of November 4, 2008 for consideration of annexation of land generally located East of Elmdale and South of Hwy K-57. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- f. The consideration and approval of **Ordinance G-1041** amending the existing Chapter 505-Building Codes in the City Ordinances to include Section 505.055, requiring vegetation on newly developed lots (First Reading). Commissioner Talley moved, seconded by Commissioner Heldstab to table this action. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- g. The consideration and approval of **Amended Development Agreements** with Big D Development for Sutter Highlands and Sutter Woods. City Attorney, Katie Logan, presented the following information to the Commission regarding the amended development agreements:
 - The Kansas Rural Housing Incentive District Act allows rural cities to use tax increment financing to pay for public improvements in connection with housing developments. To qualify:
 - *First*, a city must conduct a housing needs analysis, and the Governing Body must make certain findings, including that there is a shortage of quality housing of various price ranges in the city despite the best efforts of public and private housing developers.
 - *Second*, The Secretary of the Kansas Department of Commerce must provide written confirmation that it agrees with the above finding and approve the use of RHID financing.
 - In March, 2006, the City prepared a housing needs analysis, which was updated in October, 2006 and January, 2007.
 - This analysis contemplates the use of the Kansas Rural Housing Incentive District Act to use incremental property taxes in the district to pay for street infrastructure, and the use of conventional special benefit district financing to pay for water, sewer and storm sewer improvements in the Sutter Woods and Sutter Highlands Subdivisions.
 - On July 26, 2006, the City and Big D Development LLC entered into a Development Agreement for Sutter Woods.

- On September 8, 2006, the City and Sutter Highlands entered into a Development Agreement for Sutter Highlands.
- The Sutter Highlands Development Agreement obligates the City to pursue RHID for street infrastructure improvements.

On November 7, 2006, pursuant to the RHID Act, the Governing Body adopted Resolution R-2321 that found:

- Shortage of quality housing of various price ranges in Junction City.
- Additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing.
- The shortage of quality housing is a substantial deterrent to the future economic growth and development.
- The future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing.
- Proposing the establishment of a Rural Housing Incentive District for Sutter Woods and Sutter Highlands pursuant to the RHID Act.
- A certified copy of Resolution R-2321 and the Housing Needs Analysis were submitted to the Secretary of Commerce for approval of the establishment of a Rural Housing Incentive District for Sutter Woods and Sutter Highlands.
- On April 10, 2007, the Secretary of Commerce provided written confirmation, approving the establishment of the Sutter Highlands/Sutter Woods Rural Housing Incentive District in Junction City, Kansas.
- The street infrastructure on both subdivisions was initially included in proceedings for special benefit district financing with the costs proposed to be assessed 100% against the districts and 0% at large.
- The water, sewer and storm sewer infrastructure is also financed by special benefit district financing with the costs proposed to be assessed 100% against the districts and 0% at large.
- Pursuant to the Development Agreements, the City has reimbursed the Developer for the street infrastructure improvements.
- RHID captures incremental property taxes to pay for qualified expenses, including street infrastructure, as well as other categories.
- The amended development agreements and the RHID Plan propose to capture these incremental property taxes to reimburse the City for a portion of the street infrastructure costs incurred by the City.
- Under the proposed RHID Plan, the City will use the captured incremental property taxes instead of special assessments against the property in the district to pay for the portion of the street costs assumed by the City.
- Consistent with the above, under the proposed RHID Plan the City will assume an at-large portion of the costs of the street infrastructure which will be repaid to the City from the captured incremental property taxes.
- If approved, the RHID Plan will have the effect of reducing the special assessments for street improvements, because the incremental tax revenues which can be captured under RHID will be used to reimburse the City for a portion of the street infrastructure costs.
- This is the purpose of RHID – to use incremental property taxes to pay for infrastructure costs, and thereby lower the price of housing in support of housing development in the City.
- The portion of the street costs not assumed at large by the City will be repaid by special assessments.

- The proposed plan does not modify the special assessments for sewer, water and storm sewer, which will remain 100% assessed against the properties in each subdivision.
- The Amended Development Agreement and the Proposed Plan also propose to reimburse the Developer for certain costs of underground utility trenching and conduits within the public right-of-way which were not reimbursed to the developer under special benefit district financing.
- These costs would be reimbursed only after the City has been fully reimbursed its at large costs for street improvements, if and to the extent there are any remaining incremental property taxes available.

Amend Development Agreements

- The Development Agreements are not specific about how RHID will be pursued.
- The RHID Act requires that the agreement between the City and the Developer include the financial obligations of each.
- These amendments provide those details.
- By approving the amendments to the development agreements, the Governing Body is not approving or committing to approve the RHID Plan.
- Any approval of the proposed RHID Plan can occur only after:
 - (a) amendment of the development agreements for inclusion in the RHID Plan; and
 - (b) a public hearing on the proposed RHID Plan.

Summary Action Items

- Recommend approval of the proposed amendments to the development agreements.
- Recommend approval of the resolution to schedule a public hearing on the RHID Plan for Sutter Woods and Sutter Highlands.
- These actions are consistent with the City's commitment to pursue RHID for these projects.

Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve the Amended Development Agreements with Big D Development for Sutter Highlands and Sutter Woods. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one.

- h. The consideration and approval of **R-2500** to set a public hearing on October 14, 2008, to consider establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) and adopting a plan for the Development of Housing and Public Facilities in the proposed District. Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve R-2500 to set a public hearing on October 14, 2008 to consider establishing a Rural Housing Incentive District (Sutter Woods and Sutter Highlands) and adopting a plan for the Development of Housing and Public Facilities in the proposed District. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one.
- i. The consideration and approval of **Amended Street Petition** by Fort Development, L.L.C., for the Olivia Farms Subdivision, in the amount of \$7,389,846.79. City Engineer, Christina Cook, stated that the increase is for additional interest fees and bond and legal fees for carrying the financing for a longer period. This action will amend the number of lots and also the percentage of special assessments assigned to the lots. The assessments are 100% to the property. Commissioner Talley moved, seconded by Commissioner Rhodes to approve the Amended Street Petition by Fort Development, L.L.C., for the Olivia Farms Subdivision in the

amount of \$7,389,846.79. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one. Commissioner Taylor stated that he voted against the motion because he has been opposed to the project all along.

- a. The consideration and approval of **R-2486** amending and supplementing R-2383, street improvements/Olivia Farms Subdivision. Commissioner Talley moved, seconded by Commissioner Rhodes to approve the R-2486 amending and supplementing R-2383, street improvements/Olivia Farms Subdivision in the amount of \$7,389,846.79. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one.
- j. The consideration and approval of **Amended Storm, Sewer and Water Petition** by Fort Development, L.L.C., for the Olivia Farms Subdivision, in the amount of \$4,553,748.74.
 - a. The consideration and approval of **R-2499** amending and supplementing R-2382, water, sanitary and storm sewer improvements/Olivia Farms Subdivision. City Engineer, Christina Cook, stated that this action only changes the percentage as assigned assessments to lots; 100% is to the developer. Commissioner Heldstab moved, seconded by Commissioner Rhodes to approve R-2499 amending and supplementing R-2382, water, sanitation and storm sewer improvements/Olivia Farms Subdivision in the amount of \$4,553,748.74. Ayes: Heldstab, Rhodes, Talley, Wunder. Nays: Taylor. Motion carried four to one.
- k. The consideration and approval of **Renewal of Cornerstone Club Membership** with the Junction City Chamber of Commerce. City Manager, Rod Barnes, informed the Commission that funds were not included in the 2008 or 2009 budget for a Cornerstone Club Membership with the Chamber of Commerce at \$2,500. A basic membership has been included in both the 2008 and 2009 budgets at \$1,000 for each year. Commissioner Talley moved, seconded by Commissioner Taylor to not renew the Cornerstone Club Membership with the Junction City Chamber of Commerce. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- l. The consideration and approval of **Designation of Delegates** to the League of Kansas Municipalities annual meeting in Wichita, October 11 through October 14, 2008. (Three voting delegates and three alternative delegates.) Commissioner Talley moved, seconded by Commissioner Taylor to designate Mike Guinn as a Delegate to the League of Kansas Municipalities annual meeting in Wichita October 11 through October 14, 2008. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- m. The consideration and approval of **Request for Interchange Letter** to KDOT for I-70 and Taylor Road on behalf of American Communities, Inc. (no costs to the City.) City Attorney, Katie Logan, stated that KDOT requires this type of request to be initiated by the City. The City is not committing or approving any funds for this project. Commissioner Rhodes moved, seconded by Commissioner Heldstab to approve the Request for Interchange Letter to KDOT for I-70 and Taylor Road on behalf of American Communities, Inc. at not cost to the City. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.
- n. The consideration and approval to **Reschedule October 7, 2008, City Commission Meeting** to Tuesday, October 14, 2008. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve to reschedule the October 7, 2008 City Commission Meeting to Tuesday, October 14, 2008. Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

GENERAL DISCUSSION

(The Commission requests that comments be limited to a maximum of five minutes for each person).

Scott Johnson, 602 Stone Ridge Drive, Junction City, KS asked why the specials are two to two and one half more than other properties. Mr. Johnson asked how much the City is paying the City Attorney to help Big D. He stated that the housing shortage does not exist any longer; that there is a huge surplus of homes. Olivia Farms and Big D should be on their own; that the rest of the town shouldn't have to pay for their mistakes. Specials are very high in these areas. How will bond council sell bonds for condemned areas? Mr. Johnson stated that the City should quit trying to pay for Big D and Big D should be asked where they spent the money. Citizens are subsidizing Big D. Mayor Wunder offered to schedule a meeting with Mr. Johnson to discuss his issues and questions. Mr. Johnson stated that he feels the out of town developers receive special treatment from the Commission. Commissioner Rhodes asked Mr. Johnson if he was accusing him and the Commission of providing special treatment. Mr. Johnson stated yes, he did. Mayor Wunder stated again that he would schedule a meeting as he did previously, with Mr. Johnson and whoever else Mr. Johnson believes should attend. Mr. Johnson stated that the Commission just won't admit they were wrong.

Ernest Baszak, Developer for Michael's Run Junction City, KS complimented the Commission, Rod Barnes, Mike Guinn and the City staff – they are doing a whale of a good job. The City made a commitment to the Pentagon to have housing available for the troops that were coming to Fort Riley. Mr. Baszak believes that the Pentagon has not kept their word with bringing as many soldiers as they stated they would. He wants to build structures and be able to sell them. Mr. Baszak stated that we all have to work together and talk to the Military to convince them to continue to bring soldiers to Fort Riley and to give us the assistance we need. He would like to see Michael's Run included in an RHID if possible. Mr. Baszak stated that he wants to be on a level playing field so that everyone can be competitive. He appreciates what everyone is doing in our community.

Mark Sanders, 2726 Glendean Road, Junction City, KS stated he had attended the public hearing for the 2009 budget and has questions concerning the City incurring debt. He stated that a meeting is to be scheduled with him and City officials; however, this meeting is contingent on him receiving information he requested August 16th and still has not received. He is looking forward to receiving the information so he can research the information and then meet to discuss his questions. Mr. Sanders had a question concerning an article in the Daily Union about Olivia Farms about capping specials at \$20,000. City Attorney, Katie Logan, clarified that the amended agreement clarifies how the City will pursue the RHID. Pursue does not mean granted, only to pursue. Mr. Sanders stated that the City continues to incur debt on a long term basis and has to refinance. The debt only continues to grow. Mr. Sanders stated that he hopes the Commission starts to take steps to repay the debt.

COMMISSIONER COMMENTS

Commissioner Heldstab thanked the Military Affairs Council for sponsoring the Fort Riley Senior Leaders Tour of Junction City.

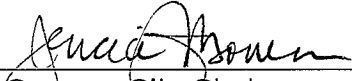
EXECUTIVE SESSION

The Executive Session was removed from the agenda.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn at 8:41 p.m.
Ayes: Heldstab, Rhodes, Talley, Taylor, Wunder. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 16th DAY OF SEPTEMBER, 2008 AS THE OFFICIAL COPY OF THE
JUNCTION CITY CITY COMMISSION MINUTES FOR SEPTEMBER 2nd 2008.



Tricia Gowen, City Clerk



Mick Wunder, Mayor